182.0	0002	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 666,300 / 666,300
					USE VALUE: 666,300 / 666,300
					ASSESSED: 666,300 / 666,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUDDISTER MARGARET R--ETAL
Owner 2:	PUDDISTER RICHARD M
Owner 3:	
Street 1:	17 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,463 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6463.000	236,600		429,700	666,300
Total Card	0.148	236,600		429,700	666,300
Total Parcel	0.148	236,600		429,700	666,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.66 | /Parcel: 478.6

Legal Description

User Acct

122959

GIS Ref

GIS Ref

Insp Date

05/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,800	0	6,463.	429,700	666,500	666,500	Year End Roll	12/18/2019
2019	101	FV	197,300	0	6,463.	429,700	627,000	627,000	Year End Roll	1/3/2019
2018	101	FV	197,400	1000	6,463.	362,200	560,600	560,600	Year End Roll	12/20/2017
2017	101	FV	197,400	1000	6,463.	331,500	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	197,400	1000	6,463.	282,400	480,800	480,800	Year End	1/4/2016
2015	101	FV	192,500	1000	6,463.	245,600	439,100	439,100	Year End Roll	12/11/2014
2014	101	FV	192,500	1000	6,463.	227,100	420,600	420,600	Year End Roll	12/16/2013
2013	101	FV	192,500	1000	6,463.	216,100	409,600	409,600		12/13/2012

!14225!

PRINT

Date	Time
12/11/20	04:05:38

LAST REV

Date	Time
12/01/20	14:35:58

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20986-193		1/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	122959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/1992	86	Manual	1,850					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Meas/Inspect	BS	Barbara S
10/27/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6463		Sq. Ft.	Site		0	70.	0.95	7									429,722						429,700	

Total AC/HA: 0.14837 | Total SF/SM: 6463 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,722 | Spl Credit | Total: 429,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	5 - Asbestos	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98740125
Adj $ / SQ:	166.624
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342968
Depreciation:	106320
Depreciated Total:	236648

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

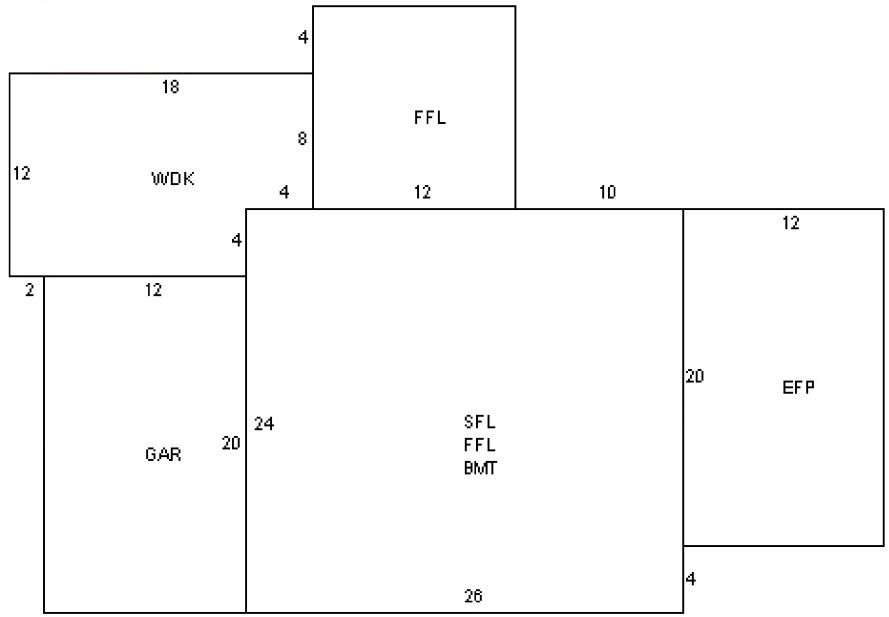
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.62
Special Features:	0	Val/Su Net:	87.76
Final Total:	236600	Val/Su SzAd	169.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	166.620	127,967
BMT	Basement	624	49.990	31,192
SFL	Second Floor	624	166.620	103,973
EFP	Enclos Porch	240	38.080	9,140
GAR	Garage	240	25.100	6,023
WDK	Deck	200	10.860	2,172

Net Sketched Area:	2,696			Total:	280,467
Size Ad	1392	Gross Are	2696	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	